

26 Furlong Lane, Alrewas, Burton-on-Trent, Staffordshire,  
DE13 7EE

**Bill Tandy**  
and Company  
INDEPENDENT PROFESSIONAL ESTATE AGENTS

## 26 Furlong Lane, Alrewas, Burton-on-Trent, Staffordshire, DE13 7EE

### £325,000 Offers Over

Bill Tandy and Company, Lichfield, are delighted to offer for sale this superbly well presented link detached house with extended accommodation to the rear, located in the highly sought after village of Alrewas. The property itself, which we strongly recommend is viewed internally for it to be fully appreciated, has a range of village facilities within walking distance and is ideal for commuting with the nearby A38 trunk road providing access to the cathedral city of Lichfield, Burton upon Trent and Derby. The house offers generously sized accommodation which briefly comprises reception hall, 'L' shaped lounge/dining room, rear extended family sitting room, kitchen, three bedrooms and bathroom. Outside there parking to the front leading to the garage and a generous rear garden.



#### RECEPTION HALL

approached via a contemporary composite front entrance door with double glazed square inserts and having stairs to first floor, LVT floor, radiator, useful store cupboard and door to:

#### 'L' SHAPED LOUNGE/DINING ROOM

7.56m max x 4.69m max (24' 10" max x 15' 5" max) this superb sized main reception room has double glazed window to front, feature recessed fireplace with cast-iron log burner set on a hearth, two radiators, door to kitchen and glazed panelled double doors open to:

#### FAMILY SITTING ROOM

4.56m x 2.74m (15' 0" x 9' 0") this extended room has views of the rear garden and enjoys skylight windows, double glazed window and French doors overlooking the rear garden, radiator, laminate floor, ceiling spotlighting and opening to:

#### KITCHEN

5.54m x 2.28m (18' 2" x 7' 6") having door to garage, tile style laminate floor, pantry, base cupboards and drawers with round edge work tops above, wall mounted cupboards, inset one and a half bowl sink, inset oven with four ring electric hob and extractor fan above, spaces ideal for dishwasher, washing machine, fridge/freezer and tumble dryer, double glazed windows and door to rear opening to the garden.

#### FIRST FLOOR LANDING

having double glazed window to side, useful loft access and doors opening to:

#### BEDROOM ONE

3.52m x 2.79m (11' 7" x 9' 2") having double glazed window to rear, radiator and built-in recessed wardrobe.



#### BEDROOM TWO

3.36m x 2.81m (11' 0" x 9' 3") having double glazed window to front, radiator and built-in wardrobe with double doors.

#### BEDROOM THREE

2.40m x 1.82m (7' 10" x 6' 0") having double glazed window to front and radiator.

#### BATHROOM

2.49m x 1.82m (8' 2" x 6' 0") this superbly updated bathroom has an obscure double glazed window to side, chrome heated towel rail, linen store cupboard and modern suite comprising vanity unit with inset wash hand basin, low flush W.C. and bath with twin headed shower over, shower screen and aqua boarding surround.

#### OUTSIDE

Set to the front of the property is a generously sized block paved driveway giving access to the front door and the garage. One of the distinct features of the property is its superb sized rear garden having paved area with shaped lawn beyond, borders, further paved terrace to the rear, hardstanding space for shed and fenced surround.



## GARAGE

6.15m x 2.38m (20' 2" x 7' 10") approached via newly installed double doors to front, storage recesses, light and power supply, door to useful under stairs storage cupboard and further door to SEPARATE W.C. having a low flush W.C.

## COUNCIL TAX BAND C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	66	80
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

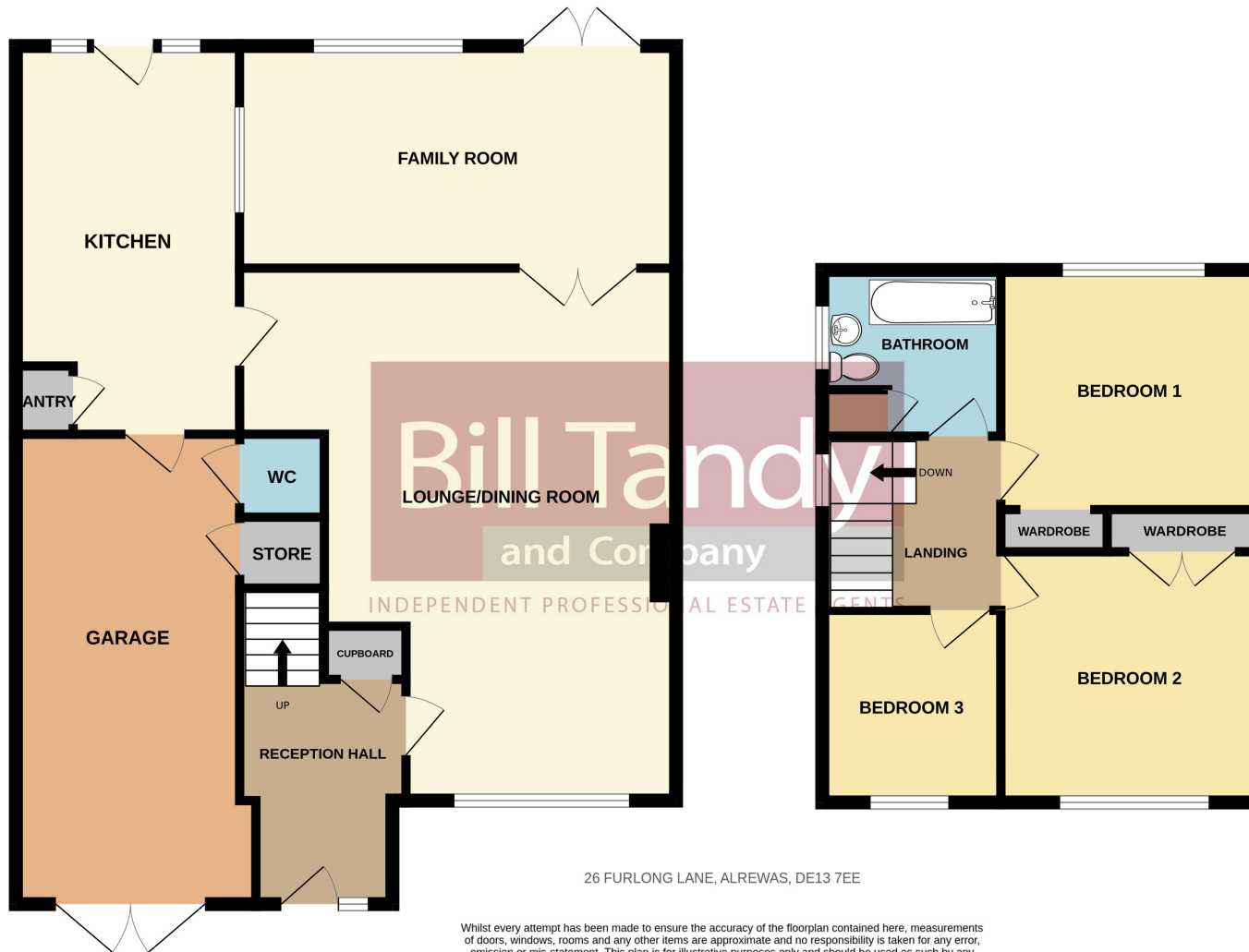
## VIEWING

By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.

GROUND FLOOR

1ST FLOOR



26 FURLONG LANE, ALREWAS, DE13 7EE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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